



3-1

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

PLANNING COMMISSION

"Making a Difference"

MEETING DATE March 23, 2006	CONTACT/PHONE John Hand, Senior Planner 781-5999	APPLICANT County of San Luis Obispo	FILE NO. LRP2005-0006
SUBJECT A request by the County of San Luis Obispo to amend the Land Use Ordinance (Title 22 of the County Code), Section 22.112.020 to: 1) add an areawide standard to require requests for General Plan Amendments and land divisions within the Nipomo Mesa Water Conservation Area (NMWCA) to demonstrate either that no increase in water use would result from the proposed development or to provide supplemental water to offset any projected increase; and, 2) add an areawide standard to increase the number of projects in the NMWCA subject to low water use landscape requirements; and, 3) amend the South County (Inland) Area Plan to add a service program indicating the county's intent to adopt a supplemental water development fee for development resulting from land divisions within the NMWCA; and, 4) amend the Building and Construction Ordinance (Title 19 of the County Code) to require inclusion of specific indoor and outdoor water conservation measures for all new development in the NMWCA. The purpose of this request is to assist in maintaining and restoring the groundwater resource in the Nipomo Mesa Water Conservation Area.			
RECOMMENDED ACTION Recommend to the Board of Supervisors: Approval of amendments as shown in Exhibits LRP2005-00006:A, B and C based on the recommended findings listed in this report.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator has approved a Categorical Exemption for this proposal (Section 15307, Class 7). The proposed general plan amendment and ordinance amendments constitute actions to assure the maintenance, restoration or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.			
LAND USE CATEGORY Various	COMBINING DESIGNATION Various	ASSESSOR PARCEL NUMBER Various	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
EXISTING USES: Not Applicable			
SURROUNDING LAND USE CATEGORIES AND USES: Not Applicable			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: This proposal implements a directive from the Board of Supervisors, with involvement of the Nipomo CSD and Nipomo Community Advisory Committee.			
TOPOGRAPHY: Varied		VEGETATION: Varied	
PROPOSED SERVICES: Not Applicable		ACCEPTANCE DATE: Not Applicable	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

3-2

PROJECT HISTORY

Public hearings were conducted in 2004 by the Planning Commission and Board of Supervisors to consider a Resource Capacity Study (RCS) for water supply in the Nipomo Mesa area. The RCS recommended several actions that would allow development to continue without causing additional stress on the groundwater supply. At its hearing on November 2, 2004, the Board authorized the preparation of planning area standards to increase the number of projects in the Nipomo Mesa Water Conservation Area (NMWCA) subject to low water use landscape requirements and to require inclusion of specific indoor and outdoor water conservation measures for all new development in the NMWCA. At a subsequent hearing on May 10, 2005, the Board authorized preparation of another planning area standard to require requests for General Plan Amendments and land divisions within the NMWCA to demonstrate either that no increase in non-agricultural water use would result from the proposed development or to provide supplemental water to offset any projected increase. For general plan amendments, "provision of supplemental water" means that supplemental water, at the time of application, is available for delivery to the Nipomo Mesa. In the case of land divisions, "provision of supplemental water" would be in the form of a fee to be paid at the time of building permit issuance.

AUTHORITY

Land Use Element Amendment

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Board in making their decision, pursuant to the Land Use Element:

- a. **Necessity.** *Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit C), to determine if those policies make the proposed amendment unnecessary or inappropriate.*
- b. **Timing.** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*
- c. **Vicinity.** *Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.*
- d. **Cumulative effects of the request.** *Individual property owner requests for changes are evaluated in view of existing buildout, current population and resource capacity conditions, and other important information developed as part of the update process.*

Land Use Ordinance Amendment

The Land Use Element sets forth the authority by which the ordinance can be amended. The following factors shall be considered pursuant to the Land Use Element:

Guidelines for Amendments to Land Use Ordinance

The Land Use Ordinance guides new development so as to be in character with its surroundings and to maintain amenities for living. These principles implement the general goals of the Land Use Element that are stated in Chapter 1.

Development of new or amended Land Use Ordinance standards should be guided by the following principles for implementation of the general plan goals:

3-3

1. *All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:*
 - a. *To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;*
 - b. *To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability, significant vegetation or ecologically sensitive surroundings:*
 - c. *To be compatible with present and potential adjacent land uses within the context of the area's urban, suburban or rural character.*
2. *Designs for proposed residential uses should include:*
 - a. *Provisions for privacy and usable open space;*
 - b. *Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.*
3. *All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.*

Staff comments - Land Use Ordinance Amendment

The guidelines are intended for application to actual land development proposals. This proposal is for plan amendments that would apply additional standards to development proposals. Therefore, many of the guidelines are not applicable in this case

General Goals - Land Use Element

The proposed planning area standards are consistent with the general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element).

Staff comments - General Goals

Consistency with applicable goals is noted in the following table.

General Goals of the Land Use Element	Staff Comments re: Consistency
1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.	Consistent: The purposes of this amendment are to minimize additional water demand and to facilitate replenishment of the groundwater basin by bringing in supplemental water.
2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.	Consistent: This amendment would insure that new development would not cause increased pumping from the groundwater basin and would encourage participation of new development in the effort to acquire supplemental water.

3-4

6. Provide for a sustainable rate of orderly development within the planned capacity of resources and services and the county's and citizens' financial ability to provide them.	Consistent: New development would be limited to that which could provide supplemental water or result in no net increase in non-agricultural water demand. New development may also contribute to the cost of providing supplemental water, thereby reducing the financial burden on existing customers.
10. Encourage the protection of agricultural land for the production of food, fiber and other agricultural commodities.	Consistent: In determining whether or not a proposed development would result in an increase in water demand, water use in support of existing agriculture is not considered.
11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.	Consistent: New development would be limited to that which could provide supplemental water or result in no net increase in non-agricultural water demand. Capacity of water providers to provide service would be maintained.
12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.	Consistent: Parcels adjacent to the Nipomo CSD would have access to supplemental water via annexation to the CSD and participation in the supplemental water project.
16. Avoid the use of public facilities, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities and service levels.	Consistent: Adoption of the proposed standards is intended to assist the effort to restore a balance between water supply and demand in the Nipomo Mesa area.
17. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.	Consistent: The proposed standards will benefit new development by allowing development to proceed, but only if such development participates in funding the cost of providing supplemental water.

PROPOSED AMENDMENTS

Proposed amendments to the Land Use Ordinance, South County (Inland) Area Plan and Building and Construction Ordinance are attached. The amendments will add standards to require applications for general plan amendments and land divisions within the NMWCA to provide documentation that estimates non-agricultural water demand for the proposed land division or development that would be allowed under the new land use category. The demand is required not to exceed the estimated non-agricultural demand without the requested amendment or land division or supplemental water would need to be provided. In addition, development on lots within the NMWCA are required to use the water efficient landscape standards, as modified in the proposed planning area standard and to use specific indoor and outdoor water conservation measures as detailed in an amendment to the Building and Construction Ordinance.

3-5

General plan amendments to provide supplemental water. The requirement for general plan amendments to provide supplemental water can be implemented by an amendment to Title 22, the Land Use Ordinance. That amendment is included as Exhibit LRP2005-00006A.

Land divisions participate in supplemental water acquisition. Implementation of the Board's intent regarding land divisions is somewhat more complicated. The intent is that land divisions should participate in the acquisition of supplemental water through payment of a supplemental water development fee for each lot created as a result of the division. The county would collect the fee and the fee would be transferred to the agency responsible for implementing a supplemental water project - presumably, the Nipomo Community Services District. Determination of the amount of the fee and the process for adopting the fee are governed by AB 1600, which requires that any such fee must be based upon the principle that the fee must not exceed the estimated, reasonable cost of the project's proportionate share of the proposed facility. Typically, these estimates are prepared by a consultant with expertise in the estimation of costs of capital projects. Based on discussions with the consultant who prepared the supplemental water cost estimate for the Nipomo CSD, it appears that consultant costs to establish the county's supplemental water development fee would be less than \$10,000. The fee, itself, would not exceed \$13,000 per residential unit or residential equivalent.

Since the exact amount of the fee has not yet been determined, the Board's directive regarding land divisions should be thought of as requiring implementation in phases:

Phase 1 is an amendment to the South County Area Plan creating a service program calling for the county to conduct an AB 1600 process to determine the amount of the supplemental water development fee (this amendment is proposed as part of this package);

Phase 2 is budgeting for and retaining a consultant to determine the fee;

Phase 3 is adopting the fee and including the requirement to pay the fee as an amendment to Title 19.

The proposed general plan amendment that would implement Phase 1 is included as Exhibit LRP2005-00006B.

Water conservation measures. The requirement for specific indoor and outdoor water conservation measures is best accomplished by an amendment to Title 19, the Building and Construction Ordinance. That amendment is included as Exhibit LRP2005-00006C.

3-6

FINDINGS

Environmental Determination

- A. The Environmental Coordinator has approved a Categorical Exemption for this proposal (Section 15307, Class 7). The proposed general plan amendment constitutes an action to assure the maintenance, restoration or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

Amendments

- B. The proposed amendment to the Land Use Ordinance will limit general plan amendments to those that would not increase the extraction of groundwater and expand the application of low water-use landscape requirements.
- C. The proposed amendment to the Building and Construction Ordinance will require all new construction in the Nipomo Mesa Water Conservation Area to include specific indoor and outdoor water conservation measures.
- D. The proposed amendment to the South County (Inland) Area Plan will add a service program indicating the county's intent to establish and collect a supplemental water development fee for each lot resulting from a land division in the Nipomo Mesa Water Conservation Area that is not otherwise contributing to the development of supplemental water.
- E. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the proposed planning area standards, program, and building requirements are consistent with the general goals of the Land Use Element.
- F. The proposed amendments are consistent with the guidelines for amendments to the Land Use Ordinance because the proposal will balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources by insuring that new development would not cause increased pumping from the groundwater basin and by requiring participation of new development in the effort to acquire supplemental water.
- G. The proposed amendments will protect the public health, safety and welfare of the area residents by allowing for new development that does not increase extractions from the groundwater basin and by requiring inclusion of water conservation measures in all new construction.

AN ORDINANCE AMENDING TITLE 22 OF THE
SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE
SECTION 22.112.020 RELATING TO THE NIPOMO MESA AREA

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1. Section 22.112.020 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended by adding new subsection E to read as follows and renumbering all figures as necessary:

22.112.020 – Areawide Standards

- E. Nipomo Mesa Water Conservation Area.** The following standards apply to all land in the Nipomo Mesa Water Conservation Area shown in Figure 112-4.

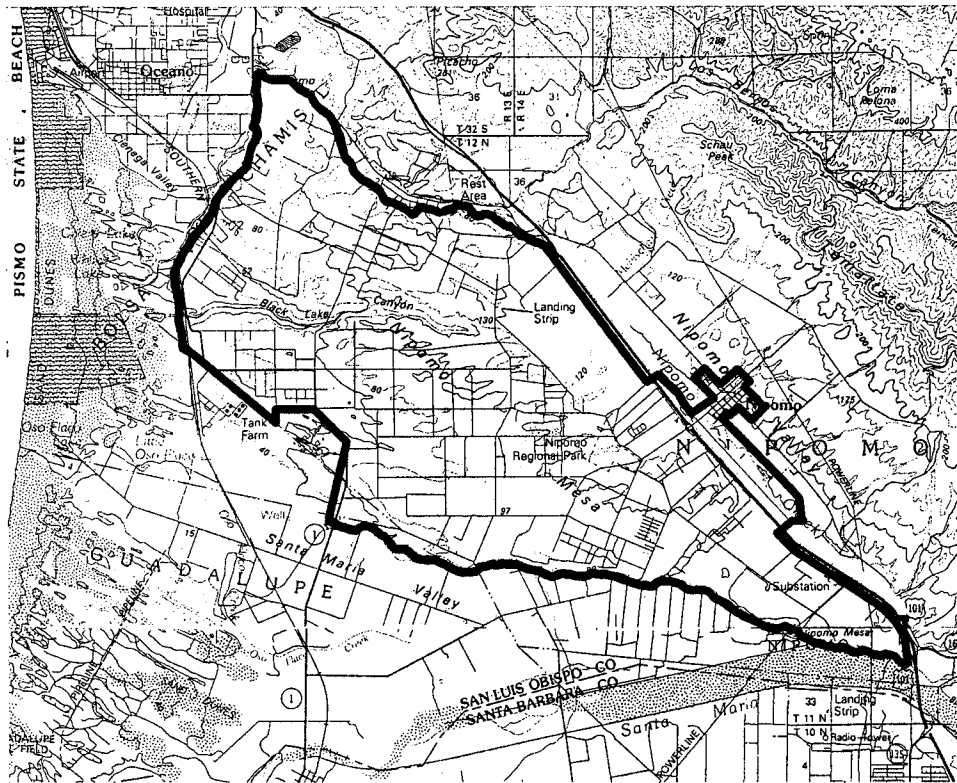


Figure 112-4 - Nipomo Mesa Water Conservation Area

1. **General Plan Amendments and land divisions.** Applications for general plan amendments and land divisions in the Nipomo Mesa Water Conservation Area shall include documentation regarding estimated existing and proposed non-agricultural water demand for the land division or development that could occur with the General Plan Amendment. If this documentation indicates that the proposed non-agricultural water demand exceeds the demand without the requested amendment or land division, the application shall include provisions for supplemental water as follows:

- a. **General Plan Amendments.** Where the estimated non-agricultural water demand resulting from the amendment would exceed the existing non-agricultural demand, the application shall not be approved unless supplemental water to off-set the proposed development's estimated increase in non-agricultural demand has been specifically allocated for the exclusive use of the development resulting from the general plan amendment, and is available for delivery to the Nipomo Mesa Water Conservation Area.
 - b. **Land Divisions.** Where the estimated non-agricultural water demand resulting from the land division would exceed the existing non-agricultural demand, a supplemental water development fee shall be paid for each dwelling unit or dwelling unit equivalent, at the time of building permit issuance, in the amount then currently imposed by county ordinance. If development resulting from the land division is subject to payment of supplemental water development fees to an entity other than San Luis Obispo County, the amount of these other fees shall be deducted from the County fee.
2. **Landscape standards.** The standards in Chapter 22.16 apply to the following projects within the Nipomo Mesa Water Conservation Area:
- a. **Public projects.** Projects completed by a public agency that require a land use permit.
 - b. **New non-residential projects.** All new projects within the Recreation, Office and Professional, Commercial Retail, Commercial Service, Industrial and Public Facilities land use categories.
 - c. **Developer-installed.**
 - (1) All developer-installed landscaping in all Residential land use categories within urban or village areas.
 - (2) All developer-installed landscaping in all land use categories outside of urban or village areas where the parcel is 5.0 acres or less.
 - d. **Homeowner-installed.** All homeowner-installed landscaping for any project for which a land use permit is required.
3. **Building Permits.** Building permits issued for construction in the Nipomo Mesa Water Conservation Area shall comply with Section 19.20.240.d.

SECTION 2. The project qualifies for a Categorical Exemption (Class 7) pursuant to CEQA Guidelines Section 15307 because the actions proposed will assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences,

clauses, phrases or portions be declared invalid or unconstitutional.

3-9

SECTION 4. This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of

California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the _____ day of _____, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: _____

1. **Modify Chapter 3, South County Area Plan, Page 3-11, Service Programs by adding Program 6, Supplemental Water Development Fee, and renumbering subsequent programs, as follows:**

F. **PLANNING AREA SERVICE PROGRAMS**

Programs are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following public facilities, services and resource programs apply to the South County planning area and are grouped under general headings.

Special Districts

1. **Nipomo Community Services District (NCSD).** The Nipomo Community Services District should assume drainage control, fire protection, parks and recreation, street lighting and street tree maintenance to its responsibilities to provide more comprehensive urban services.
2. **County Service Area (CSA) No. 1.** CSA No. 1 should detach areas that receive sewer service from the NCSD, transferring them to the district, and the NCSD should assume responsibility for providing street lighting and storm drainage in those areas.
3. **Multi-Purpose Special District, Hutton Road Area.** LAFCo should work with area property owners to establish a multi-purpose district to supply water and provide septic tank maintenance service in the area of small non-conforming lots.
4. **Cemetery District.** The community should work with the Arroyo Grande Cemetery District to locate and develop a local cemetery, or it should seek to divide and create a south county cemetery district to create and manage a local site.

Water Resources

5. **Water Source Augmentation.** Water providing agencies should work towards programs to provide additional water for the planning area. Any use of the offshore aquifer should be accompanied by a contingency plan for preventing or correcting seawater intrusion.
6. **Supplemental Water Development Fee. The Planning Department, in coordination with the Public Works Department, should determine the amount of a fee to be paid by new development resulting from land divisions that would increase non-agricultural water demand within the Nipomo Mesa Water Conservation Area. Determination of the fee and adoption of an ordinance requiring payment of the fee should be consistent with the requirements of AB 1600.**

- 67. Water Conservation.** The Public Works Department, with assistance from the Planning Department and local water purveyors, should establish a public education program on water conservation and water-conserving landscaping.
- 78. Groundwater Management.** South County water purveyors, cities, agencies, and individual users are encourage to work toward management of the groundwater resource. Agreements and funding should be sought by these entities to prepare an a groundwater study that will assist in identifying the appropriate management strategies.

A comprehensive study of the Santa Maria groundwater basin to be used for future planning purposes should identify the historical and potential impacts to the basin.

Water Systems

- 89. Water Service Plan.** Within the Nipomo urban area, the Nipomo Community Services District and Cal-Cities Water should prepare a water resource capacity study and water service plan for distribution of water to all properties within the urban reserve line.
- 910. Private Water Company Boundary.** Cal-Cities water should relocate their service boundary in Nipomo to be outside the Nipomo Community Services District's sphere of influence.
- 1011. Community Water Systems.** In the Palo Mesa and Los Berros village areas and the Port Hartford Eucalyptus Tract, the county should work with existing small water providers and property owners to establish a community water system in appropriate areas.
- 1112. Water Service Plan Coordination.** The Planning Department should provide Land Use Element plan information to private water companies to coordinate future service expansions with county policies.

Sewage Disposal

- 1213. Wastewater Management Plan.** The county should work with the Regional Water Quality Control Board and other agencies to prepare a Wastewater Management Plan for portions of the Nipomo urban area that utilize septic systems. The plan should identify the cumulative impacts resulting from the continued use of on-site sewage disposal systems, determine the maximum population densities suitable for such areas and prescribe the appropriate minimum parcel sizes that will control ground water or surface water degradation.
- 1314. Septic Systems Maintenance.** In areas intended to be served by septic tanks, the Planning and Health Departments should develop public information mailings and handouts about the proper care and maintenance of septic systems. The Nipomo Community Services District should establish and administer a septic system maintenance program in areas within its boundary not served by the community sewage system. (Amended 1986, Ord. 2270)

Drainage

- 1415. Drainage Analysis.** The County Public Works and Planning Departments should work with the Nipomo Community Services District to prepare a communitywide drainage analysis for the Nipomo urban area to identify problem areas and recommend appropriate remedial action, including any necessary changes to the standards of the Land Use Element to implement measures to correct drainage problems.

- 15 16. Maintenance of Drainage Channels.** The County Public Works Department should work with the community of Nipomo, area property owners and the Nipomo Community Services District to establish an agency for maintenance of natural drainage ponds or channels for recharge to the groundwater basin. After establishment, the agency should develop a maintenance program designed to prevent significant reduction of ponding capacities while maintaining natural channels in as natural a state as possible.

Solid Waste Disposal

- 16 17. Refuse Collection.** The Planning, Health and Public Works Departments should coordinate to select an appropriate site and program for a rural container station on Nipomo Mesa.
- 17 18. Waste Collection - Nipomo and Village Areas.** A mandatory waste collection service should be investigated in the Nipomo urban area and the village areas that offers recycling and low-cost service for low-volume users for bulk items, green waste and hazardous products. The Department of Planning and Building and the Health Department should investigate the need to require evidence of a contract for private waste collection before the issuance of building permits in village areas.

Police Protection

- 18 19. Sheriff Patrols/Substation.** The community should consider funding additional Sheriff patrols in the South County as well as funding a new substation in the Nipomo area.

Fire Protection

- 19 20. Urban Fire Jurisdiction.** The Nipomo Community Services District should assume responsibility for providing year-round urban fire protection services within the Nipomo Urban Reserve Line. A mutual aid agreement with the County Fire Department (CDF) should be reached for serving areas outside of the district also.
- 20 21. Social Services Planning.** The county Planning and General Services Departments should work with social service agencies to coordinate, plan and schedule the development of social services in Nipomo.
- 21 22. Government Services/Public Service Centers.** The Planning and General Service Departments should prepare a facility needs study of the specific, desirable public services, and their space requirements, that can be scheduled for locating in the identified government facilities locations, as part of the county capital improvement program.

Schools

- 22 23. School Facility Expansion.** The Planning Department should work with the Lucia Mar Unified School District to coordinate plans for siting and funding additional schools. The county staff's role as to funding has been described in the Schools section.
- 23 24. School Facility Siting -** The General Services and Planning Departments should work with the Lucia Mar Unified School District to complete a study and environmental determination by 1998 of the appropriate location for a high school.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 19 OF THE SAN LUIS OBISPO COUNTY CODE, THE
CONSTRUCTION ORDINANCE, BY AMENDING SECTION 19.20.240 RELATING TO
WATER CONSERVATION ON THE NIPOMO MESA

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 19.20.240 of the Construction Ordinance, Title 19 of the San Luis Obispo County Code, is hereby amended as follows:

19.20.240 - Water Conservation Provisions. The requirements in this section shall apply to all new installations and, where specifically required, to existing structures.

- a. **Water fixtures.** Water fixtures shall comply with current requirements of the California Energy Commission and Department of Water Resources.
- b. **Existing structures.** In existing buildings, replacement water fixtures shall conform to the above requirements. In addition, all fixtures in an existing building shall be brought into conformance with these requirements when an alteration of that building meets either of the following criteria:
 - (1) A bathroom is added;
 - (2) The floor area is increased by twenty per cent (20%) or more.
- c. **Other requirements:**
 - (1) Spas, hot tubs, fountains and other decorative bodies of water shall be equipped with recirculating systems and shall be designed to operate without a continuous supply of water.
 - (2) Vehicle wash facilities shall have approved water reclamation systems which provide for reuse of a minimum of fifty percent (50%) of the wash water. Hoses, pipes, and faucets for manual application of water to vehicles at such facilities shall be equipped with positive shut-off valves designed to interrupt the flow of water in the absence of operator applied pressure.
 - (3) Water supply piping shall be installed so that each dwelling unit may be served by a separate water meter.
- d. **Nipomo Mesa Water Conservation Area.** In addition to the requirements in sections a, b and c above, the requirements in paragraphs (1) and (2) below shall apply to all new installations in the Nipomo Mesa Water Conservation Area shown in Figure 20-1.
 - (1) Sink faucets in all bathrooms and kitchens shall be equipped with automatic shut-off devices.
 - (2) Drip irrigation systems are required for all landscaped areas. The drip irrigation system shall include the following components: automatic rain shut-off device, soil moisture sensors, a separate meter for outdoor water and an operating manual to instruct the building occupant how to use and maintain the water conservation hardware.

This is a detailed topographic map of the Nipomo area in California. The map shows the Nipomo River flowing from the north towards the south, where it meets the ocean. The Nipomo Valley is a prominent feature, with various towns and landmarks labeled. Key locations include Pismo Beach, Santa Maria, and Nipomo. The map also shows the Nipomo River, Nipomo Valley, and surrounding towns like Pismo Beach and Santa Maria. The map includes contour lines, roads, and various landmarks. The map is oriented with North at the top. The map is a black and white line drawing. The map shows the Nipomo River, Nipomo Valley, and surrounding towns like Pismo Beach and Santa Maria. The map includes contour lines, roads, and various landmarks. The map is oriented with North at the top. The map is a black and white line drawing.

SECTION 2. The project qualifies for a Categorical Exemption (Class 7) pursuant to CEQA Guidelines Section 15307 because the actions proposed will assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

SECTION 4: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

3-15

INTRODUCED at a regular meeting of the Board of Supervisors held on the ____ day of _____, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT: None

ABSTAINING: None

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: _____

